| 157.0 | 0003 | 0002.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,081,500 / 1,081,500 |
| | | | | | USE VALUE: | 1,081,500 / 1,081,500 |
| | | | | | ASSESSED: | 1,081,500 / 1,081,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 207 | | RENFREW ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MOORTHY SURAJ K |
| Owner 2: | JAGADAM RADHIKA CHETANA |
| Owner 3: | |
| Street 1: | 8 COLUMBUS ST |
| Street 2: | |
| Twn/City: | LEXINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02421 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | COPITHORNE PROPERTIES LLC - |
| Owner 2: | - |
| Street 1: | 1191 MASS AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 2525 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 8 | Ledge |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6000.000 | 661,500 | | 420,000 | 1,081,500 |
| Total Card | 0.138 | 661,500 | | 420,000 | 1,081,500 |
| Total Parcel | 0.138 | 661,500 | | 420,000 | 1,081,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.30 | /Parcel: 428.3

## Legal Description

## User Acct

104390

## GIS Ref

## GIS Ref

## Insp Date

05/24/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 157.0-0003-0002.0

!12281!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 661,200 | 0 | 6,000. | 420,000 | 1,081,200 | 1,081,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 491,100 | 0 | 6,000. | 420,000 | 911,100 | 911,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 491,100 | 0 | 6,000. | 354,000 | 845,100 | 845,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 491,100 | 0 | 6,000. | 324,000 | 815,100 | 815,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 491,100 | 0 | 6,000. | 276,000 | 767,100 | 767,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 471,400 | 0 | 6,000. | 240,000 | 711,400 | 711,400 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 471,400 | 0 | 6,000. | 222,000 | 693,400 | 693,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 471,400 | 0 | 6,000. | 211,200 | 682,600 | 682,600 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 02:22:55 |

## LAST REV

| Date | Time |
|---|---|
| 06/18/18 | 12:10:48 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12281

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| COPITHORNE PROP | 55874-387 | | 11/22/2010 | | 720,000 | No | No | | |
| KELLY MOREST LY | 54712-109 | | 5/20/2010 | Change>Sale | 340,000 | No | No | | |
| KELLY STEPHEN M | 33801-155 | | 10/10/2001 | Family | 10 | No | No | | |
| MORRISSETTE DAV | 27745-32 | | 10/6/1997 | | 200,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/22/2010 | 728 | New Buil | 164,000 | | | | | BUILD 2 STORY HOUS |
| 6/14/2010 | 668 | Demoliti | 8,500 | | | | | DEMO HOUSE |
| 8/12/2008 | 912 | New Wind | 2,166 | C | | | | |
| 8/8/2007 | 670 | New Wind | 3,500 | C | | | | |
| 4/20/1994 | 130 | Manual | 2,200 | | | | | ROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/24/2018 | TTL REFUSAL | BS | Barbara S |
| 3/7/2012 | MLS | BR | B Rossignol |
| 3/9/2009 | Inspected | 163 | PATRIOT |
| 11/12/2008 | Measured | 336 | PATRIOT |
| 11/30/1999 | Meas/Inspect | 268 | PATRIOT |
| 1/1/1982 | | PS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 104390 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6000 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 7 | | | | | | | | | 420,000 | | | | | | 420,000 | |

| Total AC/HA: | 0.13774 | Total SF/SM: | 6000 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 420,000 | Spl Credit | | Total: | 420,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | SPRUCE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 1940 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G13 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | A - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 6 - Ceramic Tile | 20 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 2 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.19659030 |
| Const Adj.: | 1.05197406 |
| Adj $ / SQ: | 157.348 |
| Other Features: | 124386 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 693368 |
| Depreciation: | 31895 |
| Depreciated Total: | 661473 |

## COMMENTS

1940 FOUNDATION..

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 2 | HB | 2 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | 1 |
| Totals | | | |
| 1 | 7 | 3 | |

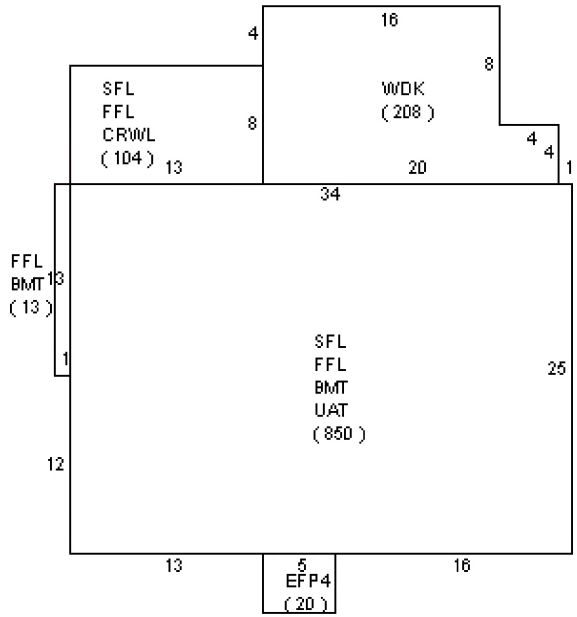
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 209.27 |
| Special Features: | 0 | Val/Su Net: | 198.71 |
| Final Total: | 661500 | Val/Su SzAd | 344.35 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 967 | 157.350 | 152,155 |
| SFL | Second Floor | 954 | 157.350 | 150,110 |
| BMT | Basement | 863 | 86.860 | 74,957 |
| UAT | Upper Attic | 213 | 62.940 | 13,375 |
| WDK | Deck | 208 | 11.370 | 2,365 |
| CRWL | Crawl Space | 104 | 23.600 | 2,455 |
| EFP | Enclos Porch | 20 | 76.370 | 1,527 |
| | Net Sketched Area: | 3,329 | Total: | 396,944 |
| Size Ad | 1921 | Gross Are | 3966 | FinArea 2525 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 70 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

157.0-0003-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|